CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 11, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05045

Oak Prairie Estates 1st Add

PROPOSAL: A final plat consisting of 6 lots and three outlots.

LOCATION: Northwest 140th and West Holdrege

LAND AREA: 138.26 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit

Plan.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: All of Outlot "A" Oak Prairie Estates located in the west half of section 19, T10N, R5E, in the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural with a cluster CUP

EXISTING LAND USE: Farmland, tree farm and former horse ranch.

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides (Seward Countyzoning to the west). Scattered single family dwellings in the area. I-80 abutting along the south.

HISTORY: Oak Prairie Final Plat was approved in Oct. 2004. Oak Prairie Preliminary Plat and Community Unit Plan were approved by the Planning Commission on January 7, 2004 and were approved by the Lancaster County Board on June 8, 2004.

UTILITIES: There are no sewer or water facilities available. There is no water district at this location. Well water is proposed.

TRAFFIC ANALYSIS: NW 140 is a county gravel road that dead ends at the Interstate. Holdrege is a gravel county road. I-80 abuts along the south and is accessible via the Crete interchange one mile west in Seward County. NW 126th Street is paved, one mile to the east of this application, and connects to West 'O' street. Note; the abutting section of NW 140th street is maintained by the Seward County Engineer.

ANALYSIS:

- 1. The final plat conforms to the approved preliminary plat. An administrative amendment (#05044) is requested to make minor adjustments to the CUP.
- 2. The County Engineer's letter of April 16, 2005 notes several required adjustments.
- 3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

- 1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the plat to show the corrections noted in the County Engineers letter of April 18, 2005
 - 1.1.2 Revise the surveyor's certificate to reflect Lancaster County, not Lincoln Title 26.
 - 1.1.3 Revise Outlot "B" to "C" and show the uses, on pages 2 and 3 of 3.
 - 1.1.4 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
- 2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.

- 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
- 2.6 To relinquish the right of direct vehicular access to W. Holdrege St. except for Oak Prairie Cir and one access for Lot 6.
- 2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
- 3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov Planner April 22, 2005

APPLICANT: Brian D Carstens and Associates

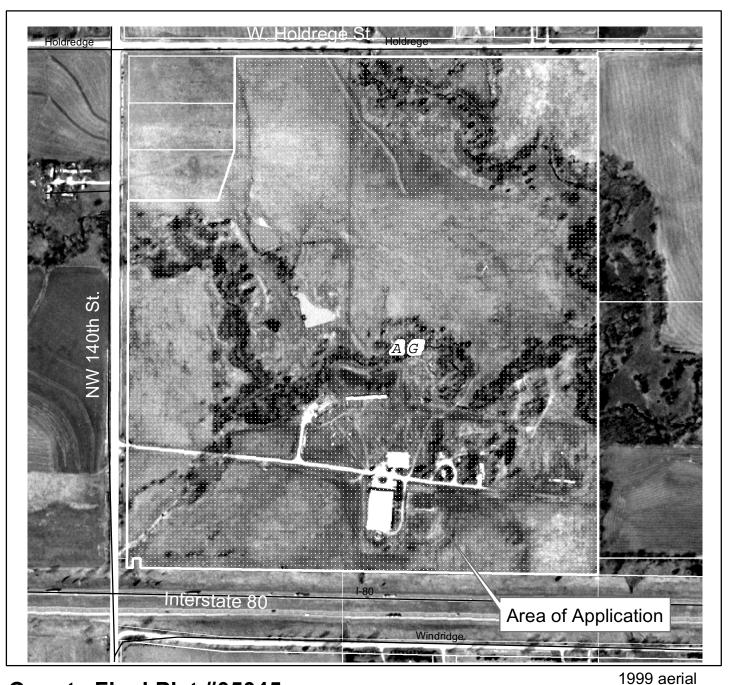
601 Old Cheney Road, Suite C

Lincoln, NE 68512 (402) 434 -2424

OWNER: Oak Prairie, LLC

5319 Theis Cove Drive Lincoln, NE 68516 (402) 488 -8504

CONTACT: Brian Carstens



County Final Plat #05045 Oak Prairie Estates 1st NW 140th & W. Holdrege St.

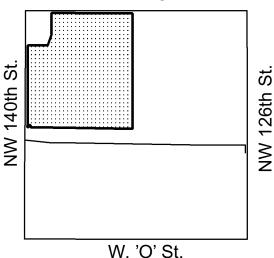
Zoning: R-1 to R-8Residential District AG Agricultural District Agricultural Residential District AGR R-C Residential Convervation District Office District 0-2 Suburban Office District O-3 Office Park District Residential Transition District R-T Local Business District B-1 Planned Neighborhood Business District B-2 B-3 Commercial District B-4 Lincoln Center Business District B-5 Planned Regional Business District Interstate Commercial District H-2 Highway Business District Highway Commercial District H-3 H-4 General Commercial District Industrial District I-1 Industrial Park District 1-2 **Employment Center District**

Public Use District m:\plan\arcview\05_fp\fp05045

One Square Mile Sec. 19 T10N R5E

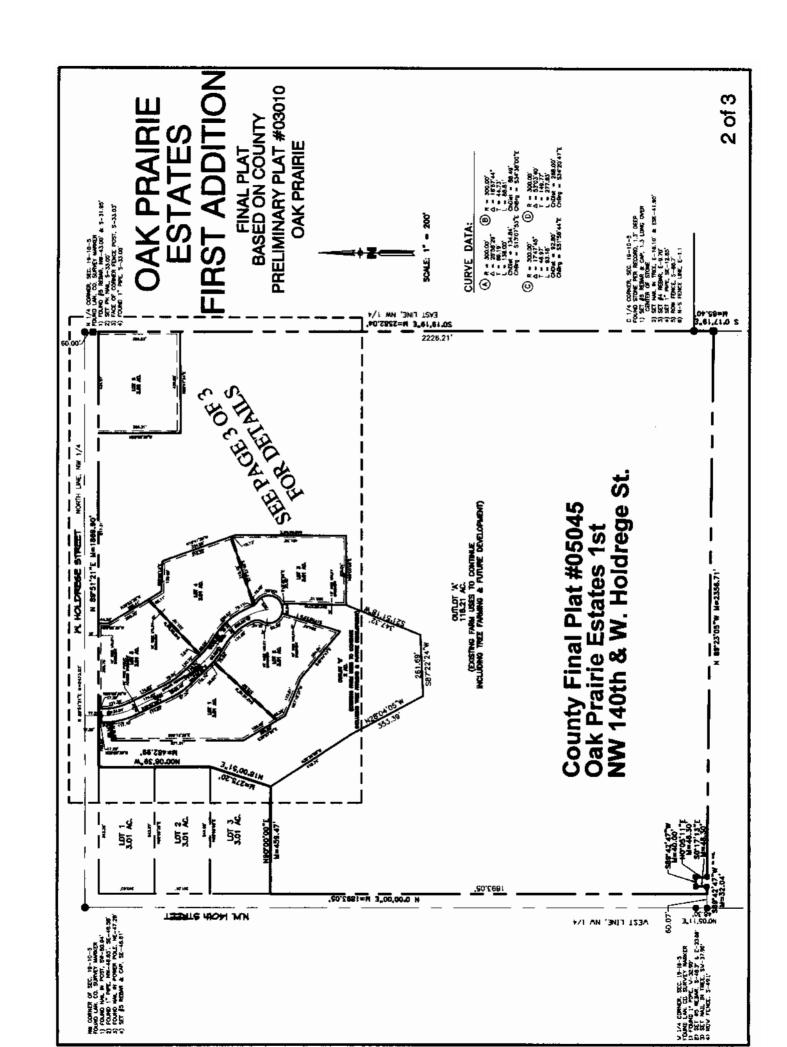


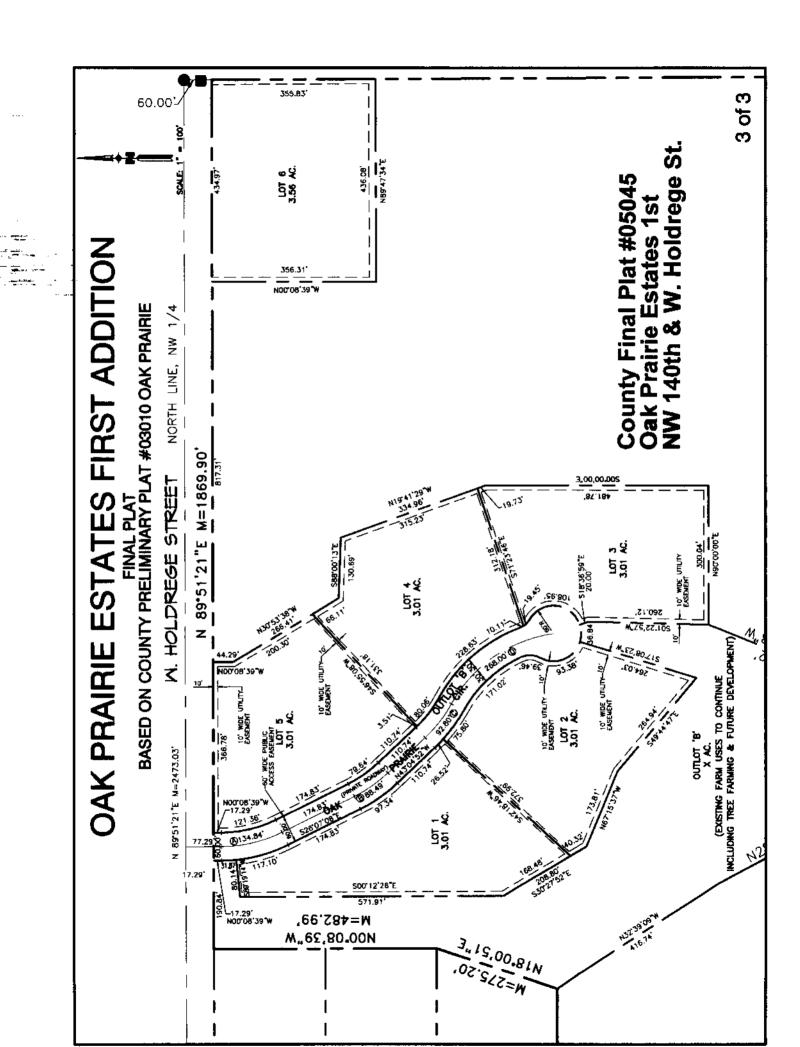
W. Holdrege St.



Lincoln City - Lancaster County Planning Dept.

1 of 3 OAK PRAIRIE ESTATES FIRST ADDITION FINAL PLAT BASED ON COUNTY PRELIMINARY PLAT #03010 OAK PRAIRIE NW 140th & W. Holdrege St. and before me that Marter of the On behalf of said form Craft Services of America, PLDA Term Craff Services of America, FLDA, Beneficiary County Final Plat #05045 Oak Prairie Estates 1st it commission expire the ... 44 of to committee mater to ... 45y 4 ** COUNTY n below of said Agellant, FEE. The faregoing instrument was The throughbug backument was - COUNTY ACKNOWLEDGMENT ACKNOWI EDGMENT wellent, PCB, Trustes NOTARY PUBLIC HODARY PUBLIC Such 246 bat STATE OF STATE OF notice or issuiton of any hubbles or structure, embelling fenom, over, upon or under act strong teams shall be probabled. onskinding at bookse of any lesso or other improvement with shortune desirate and rabbilled over, upon, or seder any storm drain consequent or desirate seconds shown onder County, Nationales, its nanounnum or <u>anders</u> are hereby held hermises for the east replacement of demands to any improvement or regulation over, upon or under any should alone became. selberier consert to Lot 1 from West Holdings Strack to hereby refrontabled both by about only by partitions are residential corne Co. 12. day of months of the con-tendency, instruction, Co. Person, 11.2., U. Co. 12. day of the contendency of the contendency of the character of ity committeden agen to ____ to of On behalf of sold Drucks House Stark IN LE VERBLIETET NOVOCE Och Prefits, L.L.C. - COUNTY A contracted agen to CKNOW EDGMEN **ACKNOWLEDGMENT** TATE OF HEINASKA WOMENTER COUNTY NOTARY PUBLIC HOTHEY FUBLIC STATE OF CHARLES SOURCE, ON THE DATE LINE OF SUD MORTHWEST COMPATE, & OCT. 11.1. IN THE POWER OF RESIDENCE, SO POWER INFO THE MORTHWEST COMPATE OF SUD COUNTY, YI, THE SOUTHWEST OF SUD MORTHWEST COMPATE OF SUD COUNTY, SO THE SOUTHWEST COMPATE OF SUD COUNT CHARGED AND CHORD MENDARING UNIDES SHOWN CHARRIES, AND AND IN FEET DECIMALS OF A PLOT. ED TO BE SUMPLIED THE SUBDIVISION TO BE INDOME-TOWN A SUBSTION 19, TOWNSON TO HOME, BEST HALF OF SECTION 19, TOWNSON TO HOME, HOMETER COLMY, RESPONDE, MORE MAINTALAGE. MANDAY MORNINGER (Then pipe or 8/2" here blens) HAME BEEN FLACED AT ALL LOT BEENS, STREET INTERSTREAMER, FONTS OF CONNENTING. CONTINUES FORMER OF BEENSON ORDERANCE, THE 25 OF THE LANCOUN MANDEFINE, COOK. BRY JOS KATT, 15 \$445 K & N LAND SURMERED BID. 540 W. HOUSTRAL LAVE DRIVE \$1 LINCOLAL HERMARIA. COUNTY BOARD APPROVAL. To foregoing the and dealerings was approved and a Commissional and a commissional and a commissional and a commissional and commissiona PLANNING COMMISSION APPROVAL The Lines Oly-Laugester County Fluming Corners of the BONED THES _____ DAY OF







BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN 601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 14, 2004

Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE:

OAK PRAIRIE ESTATES FIRST ADDITION

FINAL PLAT

Dear Marvin,

On behalf of the developer, Oak Prairie, L.L.C., we are submitting the Final Plat for Oak Prairie Estates First Addition. We are creating six lots and two outlots which are slightly different from the approved Oak Prairie Estates. In addition to this Final Plat, we are also submitting an Administrative Amendment to adjust the lot lines and create another outlot.

Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

ENCLOSURES: 16 sets of sheets 1 thru 3

Application for Final Plat Application fee for \$275.00 Ownership Certificate 8 ½" x 11" Reduced Copies

cc: Oak Prairie, L.L.C.

APR 1 4 2005

AF N CITY/LANCASTER COURTE PLANNING DEPARTMENT

DON R. THOMAS - COUNTY ENGINEER



<u>Lancaster</u>
<u>County</u>
<u>Engineerin</u>

arlmonl

DATE:

April 18, 2005

TO:

Mike DeKalb

Planning Department

FROM:

Larry V. Worreil

County Surveyor

SUBJECT:

OAK PRAIRIE ESTATES FIRST ADDITION

FINAL PLAT

This office has reviewed subject Final Plat and would offer the following comments:

- 1) The outlot for Oak Prairie Circle should be Outlot "C".
- 2) Outlot "B" does not have the size shown.
- The dedication shall be revised to relinquish access to West 3) Holdrege Street except for Oak Prairie Circle and one residential access to Lot 6.
- All improvements shall be complete prior to plat approval. 4)

LVW/DP/bml

Connie/Subdiv.wk/Oak Prairie Estates/First Addition - Final Plat Mem.